

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gary

State: IN

PJ's Total HOME Allocation Received: \$20,203,402

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|------------------|------------------------------|---------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | | PJs in State: 12 | | | |
| % of Funds Committed | 93.05 % | 91.58 % | 7 | 90.66 % | 74 | 73 | |
| % of Funds Disbursed | 84.67 % | 88.00 % | 8 | 81.06 % | 60 | 58 | |
| Leveraging Ratio for Rental Activities | 5.17 | 2.94 | 1 | 4.62 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 66.07 % | 91.32 % | 12 | 81.27 % | 12 | 11 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 91.74 % | 87.76 % | 4 | 68.23 % | 94 | 91 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 72.14 % | 81.99 % | 12 | 79.86 % | 21 | 22 | |
| % of 0-30% AMI Renters to All Renters*** | 22.86 % | 47.59 % | 12 | 44.82 % | 13 | 15 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 99.52 % | 98.66 % | 5 | 94.65 % | 61 | 59 | |
| Overall Ranking: | | | In State: | 11 / 12 | Nationally: | 39 46 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$13,861 | \$18,174 | | \$25,419 | 420 Units | 51.20 % | |
| Homebuyer Unit | \$8,698 | \$14,869 | | \$14,530 | 329 Units | 40.10 % | |
| Homeowner-Rehab Unit | \$32,954 | \$15,304 | | \$20,251 | 72 Units | 8.80 % | |
| TBRA Unit | \$0 | \$2,206 | | \$3,156 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|----------|-----------|-----------|
| PJ: | \$71,789 | \$73,656 | \$36,947 |
| State:* | \$63,989 | \$74,000 | \$19,532 |
| National:** | \$89,640 | \$72,481 | \$22,984 |

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

| | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|---|
| RACE: | | | | |
| White: | 0.7 | 1.8 | 2.8 | 0.0 |
| Black/African American: | 98.3 | 96.3 | 88.9 | 0.0 |
| Asian: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.3 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.2 | 0.3 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|---|---|---|---|
| Hispanic | 0.7 | 1.2 | 8.3 | 0.0 |
|----------|---|---|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|--|---|
| 1 Person: | 30.4 | 12.8 | 36.1 | 0.0 |
| 2 Persons: | 25.4 | 24.4 | 20.8 | 0.0 |
| 3 Persons: | 24.2 | 25.9 | 8.3 | 0.0 |
| 4 Persons: | 12.0 | 20.7 | 12.5 | 0.0 |
| 5 Persons: | 5.5 | 9.8 | 12.5 | 0.0 |
| 6 Persons: | 2.4 | 3.7 | 5.6 | 0.0 |
| 7 Persons: | 0.2 | 2.4 | 2.8 | 0.0 |
| 8 or more Persons: | 0.0 | 0.3 | 1.4 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|--|---|
| Single/Non-Elderly: | 34.7 | 13.1 | 23.6 | 0.0 |
| Elderly: | 5.5 | 0.6 | 25.0 | 0.0 |
| Related/Single Parent: | 45.9 | 55.5 | 27.8 | 0.0 |
| Related/Two Parent: | 9.1 | 22.3 | 12.5 | 0.0 |
| Other: | 4.8 | 8.5 | 11.1 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 9.8 | 0.0 [#] |
| HOME TBRA: | 0.2 | |
| Other: | 14.4 | |
| No Assistance: | 75.6 | |

of Section 504 Compliant Units / Completed Units Since 2001 19

* The State average includes all local and the State PJs within that state

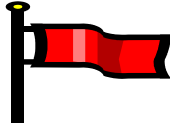
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 39
(Percentile)
State Rank: 11 / 12 PJs Overall Rank: 46
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 73.60% | 66.07 |  |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.54% | 91.74 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 72.14 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.20% | 99.52 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.500 | 3.02 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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